

**City of San Antonio  
BOARD OF ADJUSTMENT**

City Council Chambers  
1<sup>st</sup> Floor, Municipal Plaza Building  
103 Main Plaza

**February 24, 2003**

Monday 1:00 P. M.

Board of Adjustment Members

Dan Canales – District 1	Yolanda Arellano – District 7
Oscar R. Williams – District 2	Abe Ramirez – District 8
Jesse Jenkins – District 3	D. Mike Villyard – District 9
Joseph Tinti – District 4	Michael Gallagher – District 10
Jesse Zuniga – District 6	Lisa Musial - Mayor
Laura Lizcano – District 5, Chairperson	

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:
  - CASE NO. A-03-019      Tex Investment - James Cole, 5530 Elkhunter Trail
  - CASE NO. A-03-021      Tony Longoria, 9750 Espada Rd.
  - CASE NO. A-03-022      Antonia Fonseca, 261 Addax
  - CASE NO. A-03-024      Anthony Ferro, 116 Nova Mae
- V. Decision and possible action to waive the 1-year time limit in Case No. A-02-190 for the properties located at the 9200 block of Bristow Bend, lots 30-40.
- VI. Staff recommendation and approval for a Master Sign Plan for Brundage Mini Storage @ Spencer Lane and Blanco Rd.
- VII. Consider to approve the Minutes of February 3, 2003
- VIII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/bldginsp/BOA.htm](http://www.sanantonio.gov/bldginsp/BOA.htm)

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.
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BOARD OF ADJUSTMENT

February 24, 2003

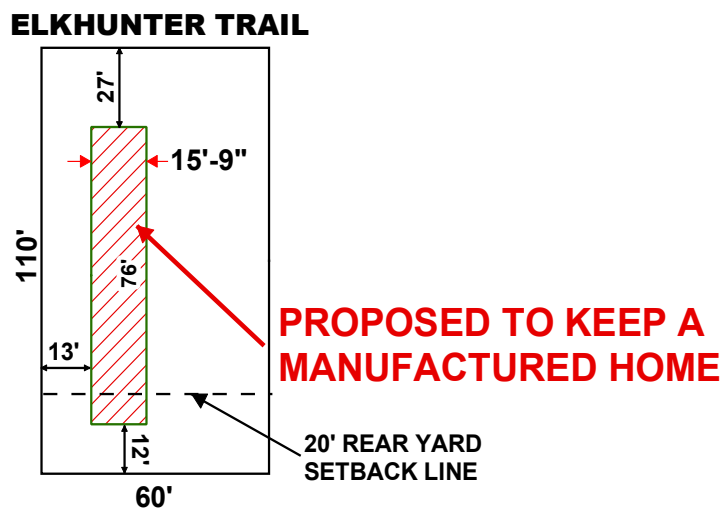
CASE NO. A-03-019

Tex Investment – James Cole  
Lot 28, Block 7, New City Block 18447  
5530 Elkhunter Trail  
Zoned: “MH” Manufactured Housing District

The applicant requests a variance to allow a manufactured home encroaching the front and rear yard setback requirements and a variance for a manufactured home that fails to meet the width requirement.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code requires a 35’ front yard setback and a 20’ rear yard setback and Section 35-354 (c)(3) of the Unified Development Code requires a minimum width of 20’ for a manufactured home.

The applicant has replaced an old manufactured home with a 15.9’ wide manufactured home on the existing slab, with a 27’ front yard setback and a 12’ rear yard setback.



NOT TO SCALE

**A-03-019**

**PLOT PLAN**

BOARD OF ADJUSTMENT

February 24, 2003

CASE NO. A-03-021

Tony Longoria

SE IRR 146' of Lot 21B, New City Block 11041

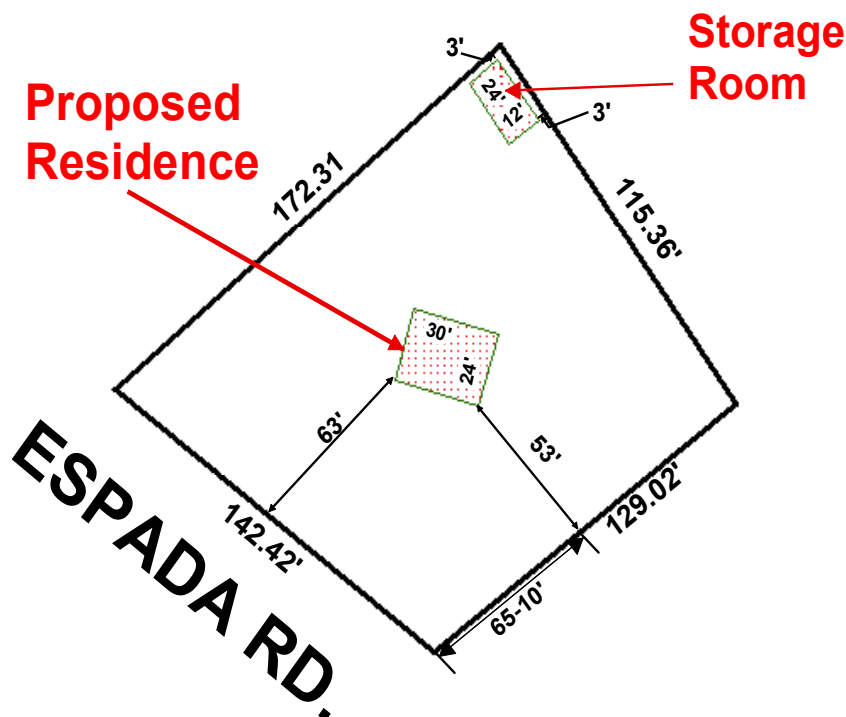
9750 Espada Rd.

Zoned: "H, RIO 6, R-6" Historic River Overlay 6 Residential Single Family District

The applicant requests a variance to allow a structure that exceeds the maximum allowed front yard setback requirement and a Special Exception request to relocate this structure from 2432 SW Loop 410 to 9750 Espada Rd.

The Development Services Department could not issue a permit because Section 35.310.01 (b) of the Unified Development Code (UDC) requires a 35' front yard setback and Section 35.389 of the Unified Development Code (UDC) requires a Special Exception to move or relocate any structure.

The applicant's proposal is to place a single family dwelling with a 63' front yard setback



NOT TO SCALE

**A-03-021**

**PLOT PLAN**

BOARD OF ADJUSTMENT

February 24, 2003

CASE NO. A-03-022

Antonia Fonseca

Lot 30, Block 11, New City Block 10192

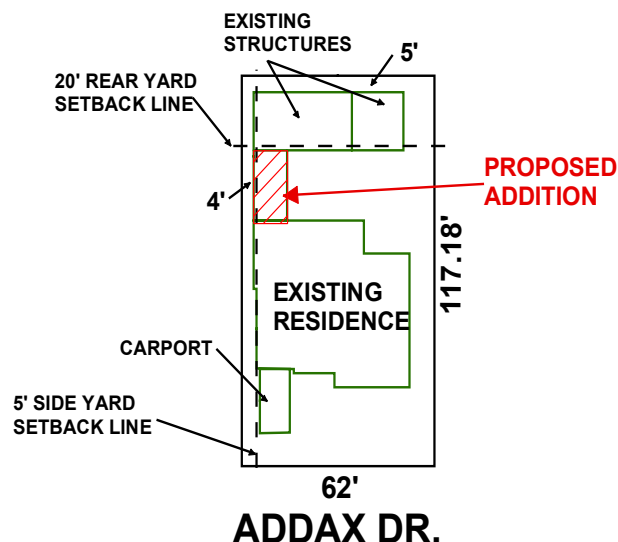
261 Addax

Zoned: "R-4" Residential Single Family District

The applicant requests a variance to allow an addition that is within the side yard setbacks and an existing structure within the rear yard setback requirements.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code requires a 5' side yard setback and a 20' rear yard setback.

The applicant's proposal is to combine the rear structure with the main house for additional living space. Allow proposed structure with 4' side yard setback and a 5' rear yard setback.



NOT TO SCALE

**A-03-022**

**PLOT PLAN**

BOARD OF ADJUSTMENT

February 24, 2003

CASE NO. A-03-024

Anthony Ferro

Lots 10-11, Block B, New City Block 10110

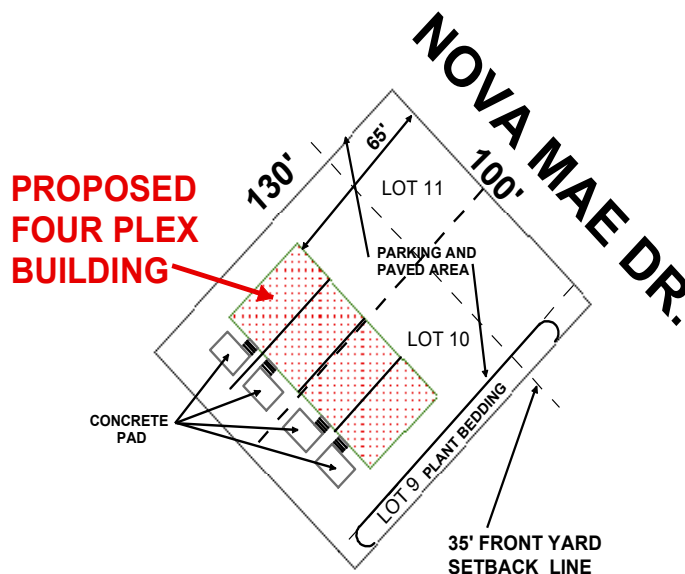
116 Nova Mae

Zoned: "R-4 C" Residential Single Family District with a Conditional Use for a four-plex.

The applicant requests a variance to build a structure that exceeds the maximum allowed front yard setback and a variance to build a residential structure on a lot that does not meet minimum area requirements.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code requires a maximum 35' front yard setback and minimum area requirement of 15840 sq. feet for 4 dwelling units.

The applicant's proposal is to construct 4 dwelling units with a 64' front yard setback and on a lot size of 13000 sq. feet.



NOT TO SCALE

**A-03-024**

**PLOT PLAN**